



**PLANNING COMMISSION
MEETING AGENDA
WEDNESDAY, AUGUST 1, 2012**

Chad Fuller, Chairman
Jennifer Wittmann, Vice Chairman

Anthony Bianchi
Brigette Peterson
Jessica Sarkissian

Bob Steiger
Joshua Oehler, Alternate

Gilbert Municipal Center
Council Chambers
p.m.
50 E. Civic Center Drive
p.m.
Gilbert, Arizona

Study Session: 5:00

Regular Meeting: 6:00

TIME	AGENDA ITEM	ACTION
5:00 p.m.	CALL TO ORDER STUDY SESSION	
	1. UP12-07 - Crossroads at Santan Village - Conditional use permit for approximately 16.3 acres of real property located west of the southwest corner of Santan Village Parkway and Ray Road to allow a mixed use multi-family residential use in the Regional Commercial (RC) zoning district. Amy Temes 503-6729	
	2. Z12-08 - Central Christian Church - Amend Ordinance No.1665 and rezone approximately 99.3 acres of real property generally located at the southeast corner of Lindsay and Germann Roads from approximately 4.0 acres of Single Family-7 (SF-7), 53.3 acres of Single Family-8 (SF-8), 37.0 acres of Single Family-10 (SF-10), and 5.0 acres of Single Family-35 (SF-35) zoning districts, all with a Planned Area Development overlay zoning district to approximately 35.2 acres of Single Family-6 (SF-6), 39.3 acres of Single Family-7 (SF-7), and 24.8 acres of Single Family-8 (SF-8) zoning districts, all with a Planned Area Development (PAD) overlay zoning district as shown on the exhibit (map), which is available for viewing in the Planning and Development Services Office, and to amend conditions of	

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	development in the Central Christian Church Planned Area Development (PAD) to provide a new residential development plan for the 99.3 acre site. The effect of the rezoning will be to create a mid range of single family zoning districts and provide a development plan for a new master planned residential community. Al Ward 503-6748	
	3. Review Draft Visual Booklet and Brochure for Heritage District - Linda Edwards 503-6750	
	4. Discussion of Regular Meeting Agenda	
	ADJOURN STUDY SESSION	
6:00 P.M.	CALL TO ORDER REGULAR MEETING	
	ROLL CALL	
	5. APPROVAL OF AGENDA	
	6. COMMUNICATIONS FROM CITIZENS	
	At this time, members of the public may comment on matters not on the agenda. The Commission's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.	
	PUBLIC HEARING (CONSENT)	
	Consent Public Hearing items will be heard at one Public Hearing. After the Consent Public Hearing, these items may be approved by a single motion. At the request of a member of the Commission or Staff, an item may be removed from Consent Calendar and may be heard and acted upon separately. Other items on the agenda may be added to the Consent Public hearing and approved under a single motion.	
	7. S11-07 - Preliminary Plat for 164th Street and Cloud Road,	Hearing; discussion;

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	for 68 single family home lots (Lots 1-68) on approximately 26.6 acres of real property located at the southeast corner of 164th Street and Cloud Road consisting of 21 lots on approximately 11.37 acres of real property in the Single Family-10 (SF-10) zoning district and 47 lots on approximately 15.23 acres of real property in the Single Family -7 (SF-7) zoning district, all with a Planned Area Development (PAD) Overlay zoning district. Nathan Williams 503-6805	possible action by MOTION
	8. UP12-04 - Conditional Use Permit for approximately 8.76 acres of real property located east of the southeast corner of Cooper Road and Baseline Road to allow Edu-Prize Charter School, Public or Private, Large Scale in the General Commercial (GC) zoning district with a Planned Area Development (PAD) overlay zoning district, subject to conditions of site plan and circulations, and compatibility with adjoining uses. Al Ward 503-6748	Hearing; discussion; possible action by MOTION
	PUBLIC HEARING (NON-CONSENT)	
	Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission.	
	9. Z12-09 - Rezone approximately 51 acres of real property generally located at the southeast corner of Val Vista Drive and Pecos Road from Town of Gilbert Regional Commercial (RC PAD) with a Planned Area Development Overlay to Town of Gilbert Regional Commercial (RC PAD) with a Planned Area Development Overlay. Amy Temes 503-6729	Hearing; discussion; possible action by MOTION

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	<p>10. Z12-07 - Adora Trails Parcel 5 - Amend Ordinance No. 2289 to rezone approximately 29.28 acres of real property generally located east of the southeast corner of Val Vista Drive and Riggs Road from approximately 29.28 acres of Single Family-8 (SF-8) zoning district, with a Planned Area Development (PAD) overlay zoning district to Single Family-7 (SF-7) zoning district, with a Planned Area Development (PAD) overlay zoning district as shown on the exhibit (map), which is available for viewing in the Planning and Development Services Office, and to maintain the existing amended conditions of development set forth in the prior ordinance. The effect of the rezoning will be to reduce the minimum lot size, from 8,000 square feet to 7,000 square feet and increase the density by increasing the number of lots in Parcel 5 by 8 lots. Al Ward 6748</p>	Hearing; discussion; possible action by MOTION
	<p>11. UP12-03 - Conditional Use Permit for approximately 1.57 acres of real property located at 3840 S. Higley Road to allow a McDonald's Restaurant with extended hours of operation in the Neighborhood Commercial (NC) zoning district with a Planned Area Development overlay zoning district, subject to conditions to provide buffering and to mitigate impacts on adjoining residential area. Al Ward 503-6748</p>	Hearing; discussion; possible action by MOTION
	ADMINISTRATIVE ITEM	
	<p>12. Minutes - Study Session & Regular Meeting Minutes of July 11, 2012</p>	Discussion; possible action by motion
	COMMUNICATIONS	
	<p>13. Report from the Chairman and Members of the Commission on current events.</p>	
	<p>14. Report from Council Liaison</p>	
	<p>15. Report from the Planning and Development Services Manager on current events.</p>	

TIME	AGENDA ITEM	COMMISSION ACTION
	ADJOURN	Motion to ADJOURN

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, September 5, 2012, 6:00 p.m., Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child. A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at 503-6871.